

ESMT-2021-0170 The Landing Subdivision No. 13

WATER MAIN EASEMENT

THIS Easement Agreement, made this 7th day of June, 2022 between Stetson Homes, Inc. ("Grantor"), and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the water main is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantor, and other good and valuable consideration, the Grantor does hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of water mains over and across the following described property:

(SEE ATTACHED EXHIBITS A and B)

The easement hereby granted is for the purpose of construction and operation of water mains and their allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, the said easement and right-of-way unto the said Grantee, it's successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.

THE GRANTOR covenants and agrees that Grantor will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 6-7-2022

Attest by Chris Johnson, City Clerk 6-7-2022

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 6-7-2022 (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

Notary Signature
My Commission Expires: 3-28-2028

EXHIBIT A



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Water Main Easement Legal Description

BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH $0^{\circ}00'35''$ EAST BETWEEN AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 13 AND AN ALUMINUM CAP PLS 11334 MARKING THE W1/4 CORNER OF SECTION 13, T. 3 N., R. 1 W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO.

AN EASEMENT LOCATED IN THE NW1/4 OF SECTION 13, T. 3 N., R. 1 W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE SOUTH $0^{\circ}00'35''$ EAST, COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID NW1/4 OF SECTION 13, A DISTANCE OF 1948.81 FEET TO A 5/8" REBAR/CAP PLS 14221;

THENCE SOUTH $56^{\circ}05'40''$ EAST, 57.84 FEET TO THE SOUTHERLY BOUNDARY OF THE LANDING SUBDIVISION NO. 12, AS SHOWN IN BOOK 114 OF PLATS, AT PAGES 16940-42, ADA COUNTY RECORDS, TO A 5/8" REBAR/CAP PLS 14221;

THENCE SOUTH $49^{\circ}23'18''$ EAST, 308.20 TO THE **POINT OF BEGINNING**;

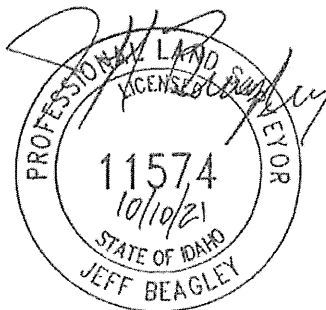
THENCE SOUTH $89^{\circ}50'48''$ EAST, 13.49 FEET;

THENCE SOUTH $00^{\circ}09'12''$ WEST, 20.00 FEET;

THENCE NORTH $89^{\circ}50'48''$ WEST, 23.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 22.47 FEET ALONG THE ARC OF SAID CURVE, A RADIUS OF 48.00 FEET, WITH A CENTRAL ANGLE OF $26^{\circ}49'21''$, SUBTENDED BY A CHORD BEARING NORTH $26^{\circ}13'39''$ EAST, 22.27 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED EASEMENT CONTAINS 348 SQUARE FEET AND/OR 0.008 ACRES, MORE OR LESS.



11 12

14 13

EXHIBIT B

1948.81'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	48.00'	22.47'	22.27'	N 26°13'39" E	26°49'21"

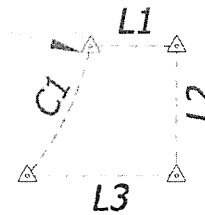
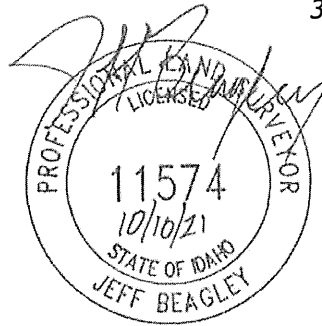
S 56°05'40" E 57.84'

THE LANDING SUBDIVISION NO. 12
BOOK 114, PAGE 116940

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°50'48" E	13.49'
L2	S 00°09'12" W	20.00'
L3	N 89°50'48" W	23.27'

S 49°23'18" E 308.20'

POINT OF BEGINNING
348 SQ. FT. / 0.008 ACRES±

NTS

T. 3 N., R 1 W., B.M.

BASIS OF BEARING

S 0°00'35" E 2657.45'

708.64'

S LINDER RD

W1/4 CORNER
PLS 11334

W. WALTMAN STREET

PROJECT:

THE LANDING SUBDIVISION NO. 13
WATER MAIN EASEMENT
CITY OF MERIDIAN, IDAHO
ADA COUNTY

OWNER/DEVELOPER:

STETSON HOMES
STAN J. RAY

DATE: 10/2021

SAWTOOTH
Land Surveying, LLC2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105

WWW.SAWTOOTHLS.COM

DWG #
121066-EXPROJECT#
121066SHEET
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